

SANITARY SEWER FOR THIS ADDITION
"SANITARY SEWER TO BE SERVED BY PRIVATE INDIVIDUAL DISPOSAL SYSTEM"

TARRANT COUNTY NOT RESPONSIBLE FOR MAINTENANCE
"TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH"

PRIVATE WATER WELLS
"PRIVATE WATER WELLS WILL BE PERMITTED ON THESE LOTS"

CONSTRUCTION PROHIBITED OVER EASEMENTS
"NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE."

PARKWAY PERMIT
"PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT."

PRIVATE MAINTENANCE
"THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

FLOOD PLAN
A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0155 K, MAP REVISED SEPTEMBER 25, 2009.

UTILITY EASEMENTS
"ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."

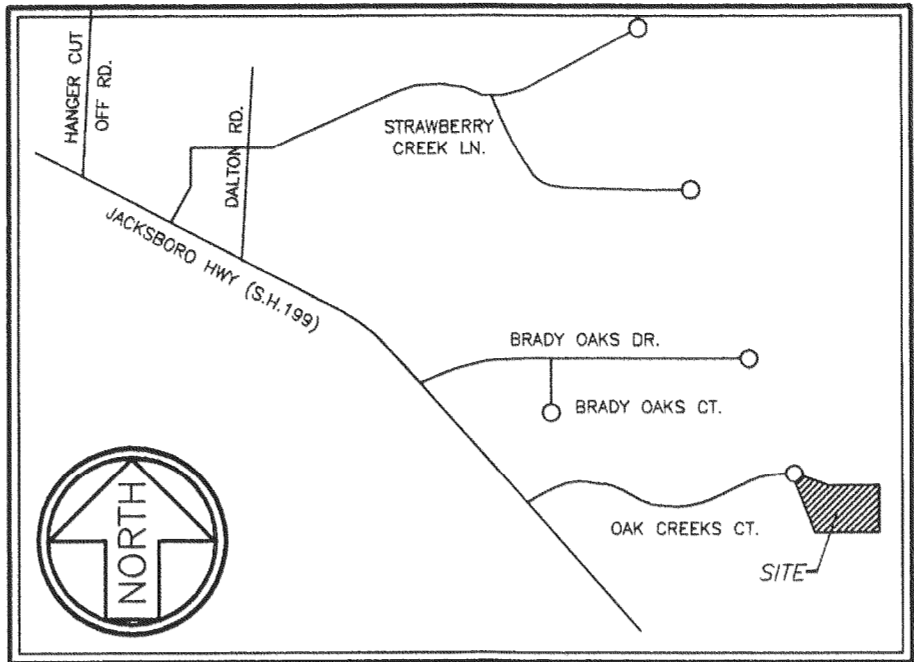
SITE DRAINAGE STUDY
"A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE). IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME."

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 5-17-13
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

COMMISSIONER'S COURT
TARRANT COUNTY, TEXAS
PLAT APPROVAL DATE: 5-17-13
COUNTY JUDGE: [Signature]
COMMISSIONER: [Signature]
COMMISSIONER: [Signature]
COMMISSIONER: [Signature]

CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY CONSTRUCTION STANDARDS AND REGULATIONS



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS: SOUTH BOUNDARY LINE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN CABINET A, SLIDE 9905, P.R.T.C.T.
IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET



Coombs Land Surveying, Inc.
P.O. Box 11370 Fort Worth Texas 76110
(817) 920-7600 (817) 920-7617 FAX
CLS JOB No. 12-0002

NOTE
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, FRANK C. MURLAND and CARRIE W. MURLAND are the sole owners of the sole owners of a tract of land located in the JACOB WILCOX SURVEY, ABSTRACT No. 1728, Tarrant County, Texas according to the deed recorded in Instrument No. D212031562, Tarrant County, Texas and more particularly described by metes and bounds as follows:

BEING all of Lot 7, Block 2, Cottonwood Creek, an addition to Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 9905 of the Plat Records of Tarrant County, Texas.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRANK C. MURLAND and CARRIE W. MURLAND do hereby adopt this plat designating the hereinabove described real property as LOT 7-R, BLOCK 2, COTTONWOOD CREEK, an addition to Tarrant County, Texas and do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND at Fort Worth, Tarrant County, Texas this the 28th day

of August, 2012.
[Signature] FRANK C. MURLAND
[Signature] CARRIE W. MURLAND

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared FRANK C. MURLAND and CARRIE W. MURLAND, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of August, 2012.

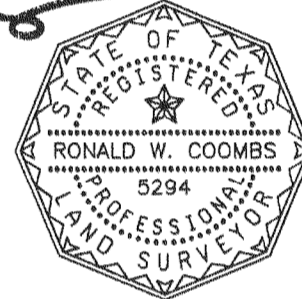
[Signature]
NOTARY PUBLIC
STATE OF TEXAS



SURVEYOR'S STATEMENT

This is to certify that I, Ronald W. Coombs, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

[Signature]
RONALD W. COOMBS, R.P.L.S.
Texas Registration No. 5294



CHARLES V. MAHAFFEY, et al
VOL. 6863, PG. 1353
D.R.T.C.T.

**TARRANT
COUNTY**

FS12-058

FINAL PLAT

**LOT 7-R, BLOCK 2
COTTONWOOD CREEK**

AN ADDITION TO TARRANT COUNTY, TEXAS
BEING A REVISION OF LOT 7, BLOCK 2, COTTONWOOD CREEK,
AN ADDITION TO TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT
RECORDED IN CABINET A, SLIDE 9905 OF THE
PLAT RECORDS OF TARRANT COUNTY, TEXAS

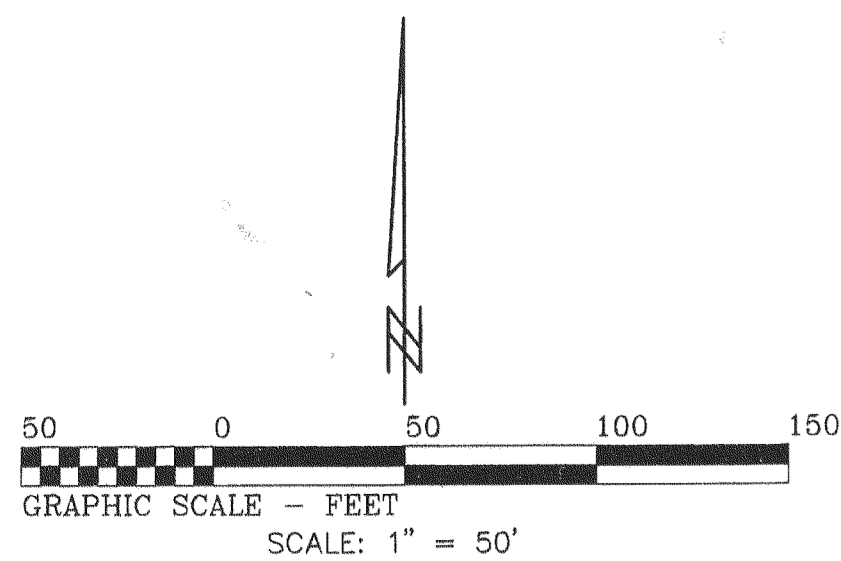
SURVEYOR:

COOMBS LAND SURVEYING, INC.
P. O. BOX 11370
FORT WORTH, TEXAS 76110
(817) 920-7600
(817) 920-7617 FAX
e-mail: ron.coombs@sbcglobal.net

OWNER:

FRANK C. & CARRIE W. MURLAND
6608 ROXANNE WAY
FORT WORTH, TEXAS 76135
(817) 229-3579
e-mail: fmurland@weirspm.com

1 LOT 3.914 ACRE FS-012-058 AUGUST 27, 2012



CHARLES V. MAHAFFEY, et al
VOL. 6863, PG. 1353
D.R.T.C.T.

NOTE
THE REASON FOR THIS REPLAT IS TO ABANDON THE FLOOD PLAIN EASEMENT WITHIN LOT 7 AND DEDICATE A NEW FLOOD PLAIN EASEMENT CONFORMING TO THE CURRENT F.E.M.A. MAP NOTED HEREON.

THIS PLAT RECORDED IN INSTRUMENT # D213147279

DATE 6-10-13